

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, December 28, 2016 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Ken Neumann, Mary Reak

Excused: Eugene Wurtz, Shirley Kitchen

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

A Motion was made by Ken Neumann to deviate from the agenda. The motion was seconded by Mary Reak.

Motion was made by Mary Reak and seconded by Ken Neumann to dispense the reading of the November 23, 2016 minutes and approve them as presented. Motion carried.

The Financial reports were reviewed. A motion was made by Mary Reak and seconded by Ken Neumann to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made Ken Neumann and seconded by Mary Reak to approve the bills and pay as due. Motion carried.

Unfinished Business:

Dodge 1, 6 and OGLLC Occupancy Report for period December 2016.

Theresa	12-12	Burnett	12-12	Iron Ridge	8-8	Waupun	48-46
Ashippun	12-12	Lowell	12-12	Juneau	15-14	Oak Gove	24-24
Reeseville	14-13	Hustisford	14-13	Beaver Dam	17-14		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 134 + 0 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report- Beaver Dam Remodeling continues. Bob put up Christmas Trees. Horicon Bldg A water heater reset for exhaust freeze up. No other issues with pipes freezing.

Tenant/Program participation report- Issued firm rent reminders. Attorney Chase filed response and telephone conference is scheduled for 1/4/2017 at 8:15 am. Held 90th birthday party for Waupun tenant. 15 boxes of food were delivered to our veterans from VFW port in Beaver Dam. Lowell and Reeseville had Carolers. Housing Authority sent 150 cards to the Veterans Home in King signed by our tenants.

Management- Dodge 1 gross rent change was approved by RD on 12/1/2017. Processed paperwork for 116 tenants. Donna attended Criminal Justice Collaborating Council meeting. Request for Lowell and Reeseville buildings to be meal sites. Waiting to hear back from our insurance company. REAC 3/31/2016 audit submission under review. Submitted reports to WHEDA and preliminary information to SVA for OGLLC audit.

Calculated OGLLC Pilot. Discussed potential impact of election on LIHTC program. Working on updating office procedures and additional process and cross training. Working on bids for webpage.

Public Forum: None

Communications: None

Old Business: None

New Business:

- A. A motion was made by Mary Reak to approve the replacement of the office computers as presented with upgrade for processor. The motion was seconded by Ken Neumann. Motion carried.
- B. A motion was made by Ken Neumann to approve the Dodge 6 budget as presented. The motion was seconded by Mary Reak. Motion carried.
- C. Dodge 1 budget- tabled.

The next meeting of the Dodge County Housing Authority is scheduled January 25, 2017 at 8:30a.m.

A motion was made by Ken Neumann to adjourn. The motion was seconded by Mary Reak. Motion carried.

Meeting adjourned at 10:16 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY

491 East Center Street

Juneau, WI 53039

Office 920-386-2866

Fax Number 920-386-2725

OCCUPANCY REPORT---Rural Development

December 1, 2016

Move-Outs/Move Ins

January 1, 2017

Dodge 1

Theresa 12-12
Ashippun 12-12
Reeseville 14-13
Burnett 12-12
Hustisford 14-13
Lowell 12-12
Iron Ridge 8-8
Juneau 15-14
Beaver Dam 17-14
Total Vacancies 116 -110
Percent Vacancy 5.2%

1 M/I

Theresa 12-12
Ashippun 12-12
Reeseville 14-13
Burnett 12-12
Hustisford 14-13
Lowell 12-12
Iron Ridge 8-8
Juneau 15-15
Beaver Dam 17-14
Total Vacancies 116 - 111
Percent Vacancy 4.3%

Dodge 6

Waupun 48- 46
Total Vacancies 48-2
Percent Vacancy 4.2%

1 M/I

Waupun 48-47
48 - 1
Percent Vacancy 2.1%

Dodge 8/OGLLC

Oak Grove 24 -24
Percent Vacancy 0%

1 M/O, 1 transfer

Oak Grove 24-23
Percent Vacancy 4.2%

HUD HOUSING CHOICE VOUCHER PROGRAM

December 1, 2016

Total program participants paid by Dodge County 134 + 0 port out = 134 total

January 1, 2017

Less 1 household removed (moved into our apartment)

Less 0 port out absorbed

Less 0 voucher searching

Added 0 Port In absorbed

Added 0 New

Added 0 voucher searching back on program

Program Participants in Dodge County 133

Paying for port out 0

Total program participants we are paying for 133

Current program participants searching 0

Current Vouchers Issued 0

Waiting List / with local preference, and not very low 1616/2190

Prepared – January 9, 2017